FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00

Marcy A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 99

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11441 PG. 305

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcy A. Johnson	Tennessee Mortgage Corporation	MAP 73-15
(NAME)	(NAME)	
2409 Cabin Hill Road	139 Charter Place	PARCEL 12
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lavergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James P. Ward and wife, Julia K. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcy A. Johnson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 25, on the Plan of Sunset View Subdivision, Section 3, of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 110 feet on the southerly side of Cabin Hill Road and extends back 424.9 feet, more or less, on the westerly line, 347.6 feet, more or less, on the easterly line to a line in the rear that measures 163.9 feet, more or less, thereon.

BEING the same property conveyed to James P. Ward and wife, Julia K. Ward by deed from Margaret Liddle Collier, Leona Liddle Payne, Leonard D. Liddle, Robert T. Liddle, Dorothy Liddle Gleaves, being all the heirs at law of David B. Liddle, deceased, of record in Book 9508, Page 664, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2409 Cabin Hill Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of April, 19 99

James P. Ward

Julia K. Ward

James P. Ward

Julia K. Ward

BOOK 11441 PG. 306

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Ward and wife, Julia K. Ward

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April 1999.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

05766835

99 APR 21 PM 1:58

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT 0101 02/20/00 CHECK
$31.00

59.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11441 PG. 307

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0576835

INSTRUMENT REFERENCE

99 APR 21 PM 1:58

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	154500.00
CON TX	571.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	582.65
CHECK	582.65

04/21/99 01 14:01 0001 5314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475264